

LESTER T. JOLOVITZ

of Waterville, Kennebec County, Maine
 (being unmarried), for consideration paid, grant to DONALD J. GURNEY, INC., a corpora-
 tion organized by law and having a place of business at West River
 xx Road, Waterville, Maine 04901 ~~XXXXXX~~
 with Warranty Covenants
 the land in Waterville, Kennebec County, State of Maine, bounded and
 described as follows, to wit:

014005

TRANSFER
TAX
PAID

Beginning at a steel pin in the southerly line of Barnet Avenue at the northwest corner of Lot #17 and the northeast corner of the parcel herein described as shown on Plan of "Barnet Avenue Addition for Lester T. Jolovitz" hereinafter referred to; thence S 10°12' W along the westerly line of said Lot #17 a distance of 141.0 feet to a steel pin and land now or formerly of Rose A. Cates; thence N 77°31' W a distance of 125.8 feet to a steel pin and the easterly line of proposed Brigham Street; thence N 11°56' E a distance of 129.8 feet to a steel pin; thence along a curve at the intersection of proposed Brigham Street and Barnet Avenue a distance of 15.7 feet to a steel pin in the southerly line of Barnet Avenue; thence S 78°04' E a distance of 111.5 feet to the steel pin and point of beginning.

Meaning and intending to convey Lot #19 as shown on plan entitled "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in Kennebec Registry of Deeds File # D89173.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

Pursuant to 33 M.R.S.A. §469-A, the herein grantor reserves title to that portion of proposed Brigham Street which abuts the above described parcel of land as shown on said above-referred to plan.

jointly or separately, in whole or in part, by any person or persons, and all other rights

XXXXXXXXXXXXXXXXXXXX

Witness my hand and seal this

29th

day of June

19 89

Lester T. Jolovitz

The State of Maine

Kennebec

SS.

June 29, 19 89

Then personally appeared the above named **Lester T. Jolovitz**

and acknowledged the foregoing instrument to be

his

free, act and deed,

Before me,

Justice of the Peace Attorney at Law Notary Public
Julie L. Bureau